

These minutes are submitted by the Community Development Director and are not official until approved by the City of Evansville Economic Development Committee.

City of Evansville Economic Development Committee
Monday, February 20, 2017, 6:00 PM
City Hall, 31 S. Madison St. Evansville, WI

MINUTES

1. Call to Order – Chairperson called the meeting to order at 6:00pm

2. Roll Call:

<u>Members</u>	<u>Present/Absent</u>	<u>Others Present</u>
Gene Lewis (Chair)	P	Community Development Dir., Jason Sergeant
Erika Stuart	P	
Derek Allen	P	
Sarah Bauer	P	
Abbey Barnes	P	
Sue Berg	A	
Brandon Rutz	P	

3. Motion to Approve Agenda – Rutz/Bauer, passed unanimously.

4. Motion to waive the reading of the minutes of the January 17, 2017 regular meeting and approve them as printed –Rutz/Bauer, passed unanimously.

5. Citizen Appearances, other than listed agenda items – Chairperson asked for any comments from the public, none were presented.

6. Monthly Report

a. City Report on Economic Development Activities – Sergeant presented his staff report, including:

- DeLong Co and UB&T Expansions are underway, no guidance on completion dates
- Continue to work with future business owner of a drive in theatre concept and WHCOC on possible funding partnership. No forward momentum yet.
- C.D.I grants from WEDC are available for downtown catalyst projects that are instrumental to a downtown and incorporate density and multiple users. Community Development Director is directly pursuing a possibility to use this grant on an upcoming downtown project.
- Website development is substantially complete, City staff is uploading content now, send suggestions as they come up. Small bugs will continue to be seen and reported to developer.
- HPC and the WI-SHPO have approved the demolition of 19 E Main Street, keeping the foundation stone walls intact. Owners have expressed a willingness to rebuild on site, but no formal plans have been submitted for review. Community

Development Director established historic tax credits are not likely available for the structure.

- Plan Commission has started the updates to business zoning districts, increasing density and mix of uses, reducing parking and setbacks.
- Plan Commission reviewed a proposal for “Lot 3” on Brown School Road that would add townhouses, rental apartments and retail space all on the same site.
- Windmill Ridge is working to have lots buildable in spring “Lot 30” (Stonewood Grove) is working on a new final plat submission that restructures the initial approach of only rentable units.
- I & E club made Evansville front page news in the Janesville Gazette after a successful Wacky Invention Contest. Conversations have continued on the importance of niche groups that communicate and work together.
- Mama Rita’s is open and will be hosting the Chamber Community Meeting this month, you should all attend.
- Community Development Director is working closely with local land owners and developers to find a home for the USPS here in Evansville.
- Hiring Process for full-time building inspector/code enforcement staff person will have begun this month, send any possible applicants or ways to advertise to the
- Property Maintenance Ordinance has been passed, this will affect all residential and business properties in the city, requiring a minimum level of maintenance to preserve property values.
- General updates to the zoning ordinance are continuing

b. Chamber of Commerce Report –Slaback reviewed her report.

c. Tourism Commission Report –Commission will meet next month.

7. New Business

- a. Staff update on Development inquiries and possibilities** – Sergeant discussed and updated the committee on various discussions he has had with site selectors and developers about various possibilities for development in Evansville. Sergeant noted a possible gas station looking to locate on the east side, as well as a church. A multi-family mixed use development is possible as well. Stuart expressed concern over commercial land being used for public institutions and not businesses.

8. Old Business

- a. Staff update regarding Building Inspector and code enforcement** –The advertisement for a Building Inspector closed on the 17th, interviews will start next week
- b. Staff update regarding new city website development** – Sergeant informed the committee the site launched March 18th and data will be added continuously.
- c. Staff update regarding economic development marketing video** – Sergeant shared an outline of expectations for the new video. Committee discussed and agreed it was an accurate representation of what was expected.

9. Education and News. None

10. Meeting Reminder: Next regular meeting March 20, 2017, 6:00 pm

11. Motion to Adjourn –Rutz/Stuart, passed unanimously.